127.0	0005	0024.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	813,600 /	813,600
USE VALUE:	813,600 /	813,600
ASSESSED:	813,600 /	813,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54	-56	MOULTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KARABATSAS CHRISTOPHER &
Owner 2:	KARABATSAS CLIO & CONSTANTINE
Owner 3:	TRS/ CLIO KARABATSAS 2011 REVO
Street 1:	83 BARTLETT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KARABATSAS CHRISTOPHER & CL -
Owner 2:	C/O CLIO KARABATSIS -
Street 1:	83 BARTLETT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 1988 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4410.000	422,300	4,700	386,600	813,600
Total Card	0.101	422,300	4,700	386,600	813,600
Total Parcel	0.101	422,300	4,700	386,600	813,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.26 | /Parcel: 409.26

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
82314			04/05/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 127.0-0005-0024.0

!9886!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	422,300	4700	4,410.	386,600	813,600		Year end	12/23/2021
2021	104	FV	403,100	4700	4,410.	386,600	794,400		Year End Roll	12/10/2020
2020	104	FV	403,200	4700	4,410.	386,600	794,500	794,500	Year End Roll	12/18/2019
2019	104	FV	314,600	4700	4,410.	386,600	705,900	705,900	Year End Roll	1/3/2019
2018	104	FV	313,400	4700	4,410.	342,400	660,500	660,500	Year End Roll	12/20/2017
2017	104	FV	293,800	4700	4,410.	287,200	585,700	585,700	Year End Roll	1/3/2017
2016	104	FV	293,800	4700	4,410.	287,200	585,700	585,700	Year End	1/4/2016
2015	104	FV	261,600	4700	4,410.	248,500	514,800	514,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:45:46

LAST REV

Date	Time
04/10/18	09:13:49

ekelly

USER DEFINED

Prior Id # 1:	82314
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9886

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KARABATSAS CHRI	1415-41		3/22/2013	Convenience	1	No	No		
	799-62		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2010	434	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2018	MEAS&NOTICE	CC	Chris C
12/23/2008	Measured	372	PATRIOT
1/10/2000	Inspected	263	PATRIOT
11/30/1999	Measured	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4410		Sq. Ft.	Site		0	70.	1.25	8									386,610						386,600	

Total AC/HA:	0.10124	Total SF/SM:	4410	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	386,610	Spl Credit		Total: 386,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

BATH FEATURES

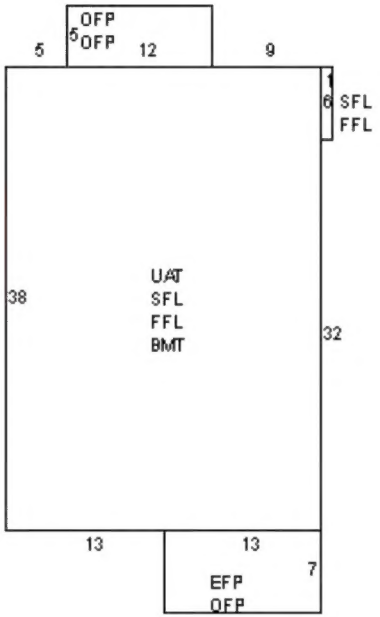
Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.17816901
Const Adj.:	0.98980200
Adj $ / SQ:	209.908
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	611978
Depreciation:	189713
Depreciated Total:	422265

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	209.91
Special Features:	0	Val/Su Net:	119.80
Final Total:	422300	Val/Su SzAd	212.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	994	209.910	208,648
SFL	Second Floor	994	209.910	208,648
BMT	Basement	988	62.970	62,217
UAT	Upper Attic	247	83.960	20,739
OFP	Open Porch	211	24.070	5,079
EFP	Enclos Porch	91	56.560	5,147

Net Sketched Area:	3,525			Total:	510,478
Size Ad	1988	Gross Area	4266	FinArea	1988

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0005-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:	Total: 4,700

IMAGE

AssessPro Patriot Properties, Inc